DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: July 7, 2020, P.M.
Board of Commissioners Hearing Date: July 30, 2020, P.M.

STAFF ANALYSIS

Case No.: Z-20-1243972
Agenda #: N. 11

Location/Address: Southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard at 1347 Bermuda Road in Stone Mountain, Georgia.

Parcel ID(s): 18 083 01 010

Request: To rezone property from R-100 (Single-Family Residential) to RSM (Small Lot Residential Mix) to develop 26 townhomes at a density of four units per acre.

Property Owner(s): Future Capital Investment c/o Kirk Harvey
Applicant/Agent: Future Capital Investment c/o Kirk Harvey

Acreage: 6.66 acres

Existing Land Use: Vacant single-family structure and vacant land

Surrounding Properties: To be investigated

Adjacent Zoning: North: R-100 South: R-100 & RSM East: Gwinnett County West: R-100

Comprehensive Plan: SUB X Consistent

<table>
<thead>
<tr>
<th>Proposed Density: NA</th>
<th>Existing Density: NA</th>
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</thead>
<tbody>
<tr>
<td>Proposed Units: 26 townhomes</td>
<td>Existing Units: Vacant single-family structure and vacant land</td>
</tr>
<tr>
<td>Proposed Lot Coverage: NA</td>
<td>Existing Lot Coverage: NA</td>
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Prepared 6/2/2020 by: JLR
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. ________________________________ Filing Fee: __________________

Date Received: 4-24-2020 Application No.: ________________________________

Applicant: Future Capital Investment E-Mail: futurecapitalinvestment@gmail.com

Applicant Mailing Address:
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Applicant Phone: 404-734-5891 Fax: ________________________________

Owner(s): Future Capital Investment - Kirk Harvey E-Mail: futurecapitalinvestment@gmail.com

(If more than one owner, attach as Exhibit "A")

Owner’s Mailing Address:
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Owner(s) Phone: 404-734-5891 Fax: ________________________________

Address/Location of Subject Property: 1347 Bermuda Road

District(s): 18 Land Lot(s): 83 Block: ___________ Parcel(s): 18-083-01-010

Acreage: 6.66 Commission District(s): ________________________________

Present Zoning Category: R-100 Proposed Zoning Category: RSM

Present Land Use Category: SUB

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ______ Yes ______ No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

EXPIRATION DATE / SEAL

Check One: Owner ______ Agent ______

SIGNATURE OF APPLICANT / DATE

Kirk Harvey 4-21-20

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
Web Address http://www.dekalbcountyga.gov/planning
Email Address planninganddevelopment@dekalbcountyga.gov

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